

18,828 SQ FT RETAIL BUILDING



1311 MORMON MILL ROAD MARBLE FALLS, TX 78654

PROPERTY HIGHLIGHTS

- Centrally located in historic Marble Falls
- Easy access and great visibility from Hwy 281
- Perfect for Retail, light warehouse, office, or a showroom
- Available June 2027

SQUARE FOOTAGE

18,828 SqFt - Retail/ Flex Building For Lease

PRICING

\$14 Per SqFt + NNN



Max Garner

RANGE
REALTY GROUP

512.565-2286 cell
maxgarner@kw.com

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1311 MORMON MILL ROAD MARBLE FALLS, TX 78654**DEMOGRAPHICS****Population**

	2 miles	5 miles	10 miles
2020 Population	7,383	13,018	29,853
2025 Population	8,136	14,211	35,458
2030 Population Projection	8,904	15,528	39,055
Annual Growth 2020-2025	2.0%	1.8%	3.8%
Annual Growth 2025-2030	1.9%	1.9%	2.0%
Median Age	42.7	43	50.6
Bachelor's Degree or Higher	27%	27%	33%
U.S. Armed Forces	0	0	0

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$342,589	\$352,862	\$418,643
Median Year Built	2000	1999	1997

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1311 MORMON MILL ROAD MARBLE FALLS, TX 78654**DEMOGRAPHICS****Households**

	2 miles	5 miles	10 miles
2020 Households	3,077	5,310	12,480
2025 Households	3,366	5,758	14,859
2030 Household Projection	3,683	6,291	16,366
Annual Growth 2020-2025	5.2%	4.8%	4.7%
Annual Growth 2025-2030	1.9%	1.9%	2.0%
Owner Occupied Households	1,938	3,878	12,279
Renter Occupied Households	1,745	2,413	4,087
Avg Household Size	2.4	2.4	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$96.4M	\$176M	\$495.2M

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$88,677	\$93,176	\$105,701
Median Household Income	\$61,300	\$70,763	\$80,731
< \$25,000	609	888	1,778
\$25,000 - 50,000	668	1,049	2,650
\$50,000 - 75,000	612	1,081	2,625
\$75,000 - 100,000	307	646	1,638
\$100,000 - 125,000	455	811	2,041
\$125,000 - 150,000	177	321	984
\$150,000 - 200,000	315	548	1,522
\$200,000+	224	413	1,619



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date